

Robert
Luff & Co

Thorn Road, Worthing

Freehold - Offers In Excess Of £465,000



3



2



1



TBC





Key Features

- Beautifully refurbished three bedroom period home
- Prime location just yards from Worthing seafront
- Finished to an exceptional standard throughout
- West-facing lounge with feature fireplace
- Bespoke kitchen with breakfast bar
- Open-plan kitchen/dining space
- Three bedrooms with fitted wardrobes in two
- Stylish bathroom with freestanding bath and walk-in shower
- Low-maintenance rear garden with side access
- Council Tax Band C | EPC Rating TBC

We are delighted to offer this beautifully refurbished three bedroom period home, ideally located just yards from Worthing's seafront and promenade. Finished to an exceptional standard throughout, the property seamlessly combines character features with contemporary design, offering a west-facing lounge, a bespoke kitchen/dining space, a stunning bathroom and a rear garden.

This beautifully presented three bedroom period home has been thoughtfully refurbished by the current owners and is offered in superb decorative order throughout, perfectly blending period charm with modern styling. The loft also offers potential for conversion, subject to planning permission.

The property is entered via an attractive wood-panelled hallway, setting an immediate sense of quality and character. To the front, the west-facing lounge provides a warm and inviting space, featuring an open cast iron and marble fireplace and traditional shutters.

To the rear, the bespoke kitchen is both stylish and functional, fitted with distinctive pink-fronted units, natural wood work surfaces, a Butler sink, integrated dishwasher and a breakfast bar. This space opens seamlessly into a charming dining area with wood panelling and built-in bench seating, creating an ideal space for entertaining, with direct access to the rear garden.

The first floor offers a spacious landing with space for a study area, leading to three bedrooms. The principal bedroom features a cosy solid fuel burner, while two bedrooms benefit from fitted wardrobes.

The standout bathroom has been beautifully designed, comprising a freestanding double-ended bath, walk-in shower and a stylish vanity unit.

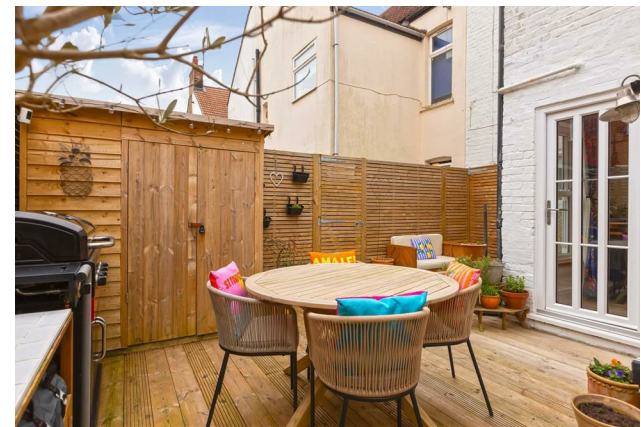
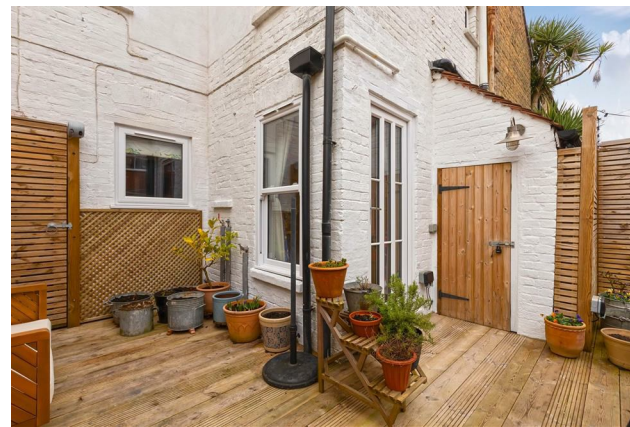
Externally, the rear garden is low maintenance with decking, enclosed fencing, an outside store housing the combi boiler and useful side access. The garden is subject to rights of access for other residents.



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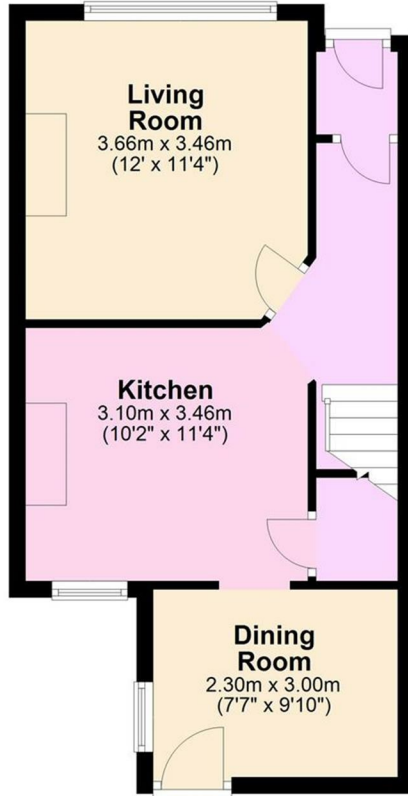
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Floor Plan Thorn Road

Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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